



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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***TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Work Session – July 2, 2024

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the July 2, 2024, General Session meeting.

David G. Young – absent

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

24-0863 A resolution was adopted adopting Warren County Tax Budget for year 2025.
Vote: Unanimous

24-0864 A resolution was adopted approving annexation of 21.5659 acres to the City of South Lebanon, Linda Burke, Agent, Pursuant to Ohio Revised Code Section 709.023 [A.K.A. Expedited Type 2 Annexation]. Vote: Unanimous

24-0865 A resolution was adopted approving the rezoning application of Laurie Moore and Eddie Reynolds (Case #2024-02) to rezone approximately 9.1 acres from Light Industrial Manufacturing Zone “I1” to Rural Residential (5-Acre Density) “RU” in Franklin Township. Vote: Unanimous

24-0866 A resolution was adopted approving amendment No.2 – Building Finishes, to Guaranteed Maximum Price of the Design-Build contract with HGC Construction for the new Warren County Court Project. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

PUBLIC HEARING
2025 TAX BUDGET

The Board met this 2nd day of June 2024, for the public hearing to consider the adoption of the 2025 Tax Budget.

Susan Walther, Deputy County Administrator, reviewed that the purpose of the tax budget is to certify that funds are sufficient for planned expenditures. She then reviewed the following information:

- 2025 Tax Budget for the general fund appropriation requests = \$96,846,674.19
- 7.70% over 2024 appropriation of \$89,924,402.00
- 65% public safety, 33.7% operational expenses, and 1.3% for social services

Current Overview

- Sales tax revenue is strong- currently up 4% over this time in 2023
- Revenue based off anticipated receipts in at 54.7%
- 39% on expenditures
- Receiving more than anticipated and spending less than budgeted
- As of 5/31/24 investment income is 4.6 million
- Building permits revenue is up nearly \$200,000 from last year
- Non-general fund anticipated revenue supports their appropriation requests

Ms. Walther explained she will work with the departments and officials to bring that percentage into a reasonable amount for the annual budget in the fall.

Upon further discussion, the Board resolved (Resolution #24-0863) to adopt the 2025 Tax Budget.

Linda Burke, Agent to annex 21.5659 acres to the City of South Lebanon pursuant to Ohio Revised Code Section 709.023 (Expedited Type 2) was present to request the Board's approval.

It was stated that the Union Township Trustees did not file an objection to the petition.

Upon further discussion, the Board resolved (Resolution #24-0864) to approve the annexation petition.

PUBLIC HEARING

REZONING APPLICATION OF LAURI MOORE AND EDDIE REYNOLDS TO REZONE APPROXIMATELY 9.1 ACRES FROM LIGHT INDUSTRIAL MANUFACTURING ZONE "I1" TO RURAL RESIDENTIAL (5- ACRE DENSITY) "RU" IN FRANKLIN TOWNSHIP

The public hearing to consider the rezoning application of Lauri Moore and Eddie Reynolds owners of record (Case #2024-02), to rezone approximately 9.1 acres in Franklin Township from Light Industrial Manufacturing Zone "I1" to Rural Residential (5-acre density) "RU" was convened on this 2nd day of July 2024 in the Commissioners' Meeting Room.

Ray Dratt, Chief Zoning Inspector, presented the attached PowerPoint presentation stating the applicant/ owner, property size and locations, current zoning, future land use designation, and requested zoning. Mr. Dratt stated there are some flood issues but the applicant is working with Molly Conley, Warren County Soil and Water, to resolve those issues.

Eddie Reynolds, Applicant/owner, stated that Warren County Soil and Water has required him to build the structure at 672 feet elevation due to the floodplain. He stated the home will be built at the required elevation.

There was discussion relative to surrounding land use and the compatibility of the proposed zoning for the surrounding areas.


Upon further discussion, on motion, upon unanimous call of the roll, the public hearing was closed and the Board resolved (Resolution #24-0865) to approve the rezoning application of Lauri Moore and Eddie Reynolds owners of record (Case #2024-02), to rezone approximately 9.1 acres from Light Industrial Manufacturing Zone "I1" to Rural Residential (5-acre density) "RU" in Franklin Township.

Trevor Hearn, Director of Facilities Management, was present to discuss Amendment No. 2 to the Guaranteed Maximum Price contract for construction of the New Warren County Court Project. Mr. Hearn stated the Guaranteed Maximum Price contract is a total of \$12,831,288.00. He also presented the attached slides showing the facade and floor plan of the proposed building.


There was discussion relative to the square footage, projected cost, and completion of the project.

Upon further discussion, the Board resolved (Resolution #24-0866) to approve Amendment No. 2- Building Finishes, to the Guaranteed Maximum Price of the Design-Build contract with HGC Construction for the New Warren County Court Project.

Upon motion the meeting was adjourned.




David G. Young, President



Tom Grossmann

Shannon Jones

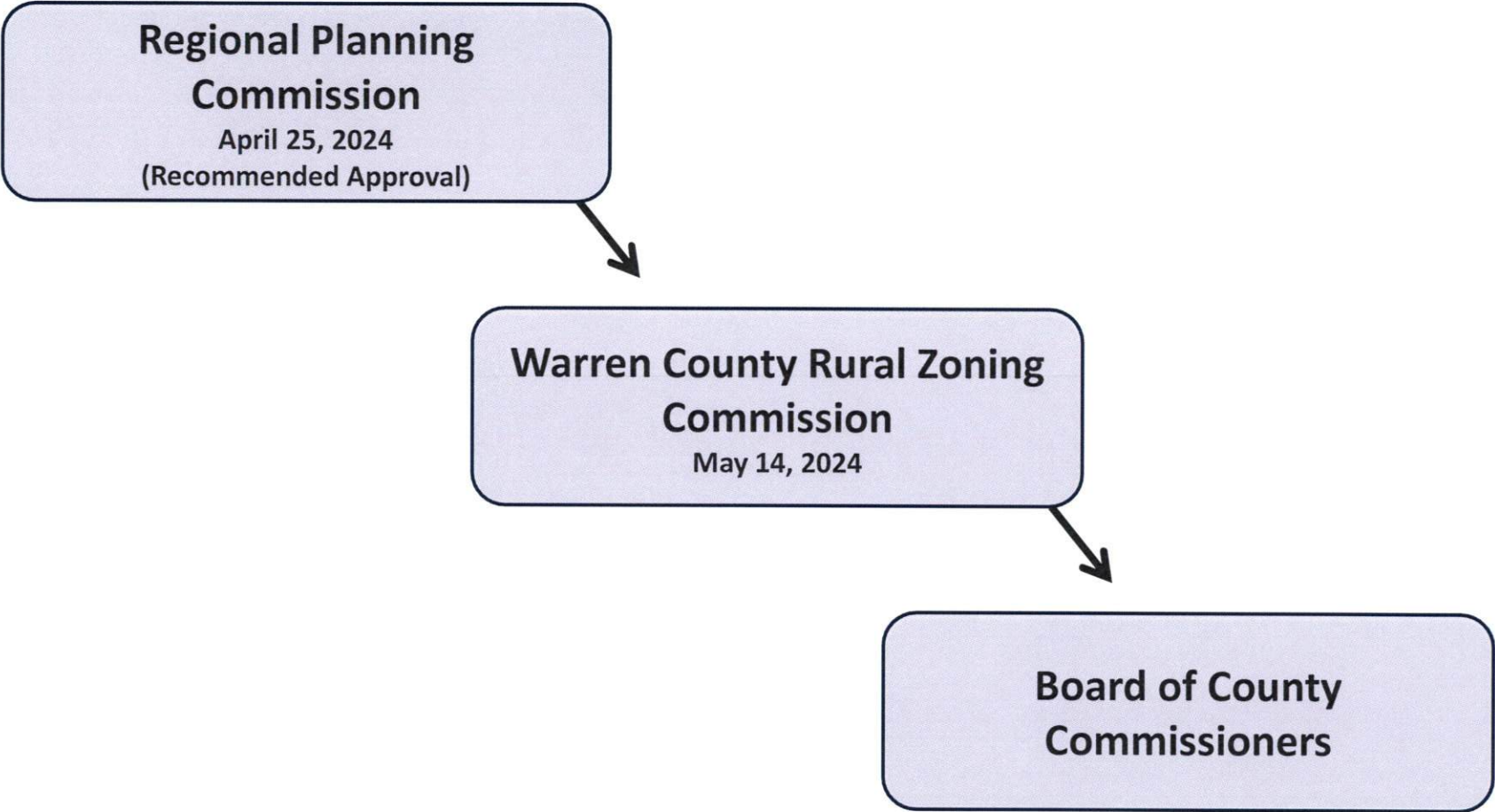
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on July 2, 2024, in compliance with Section 121.22 O.R.C.



Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio

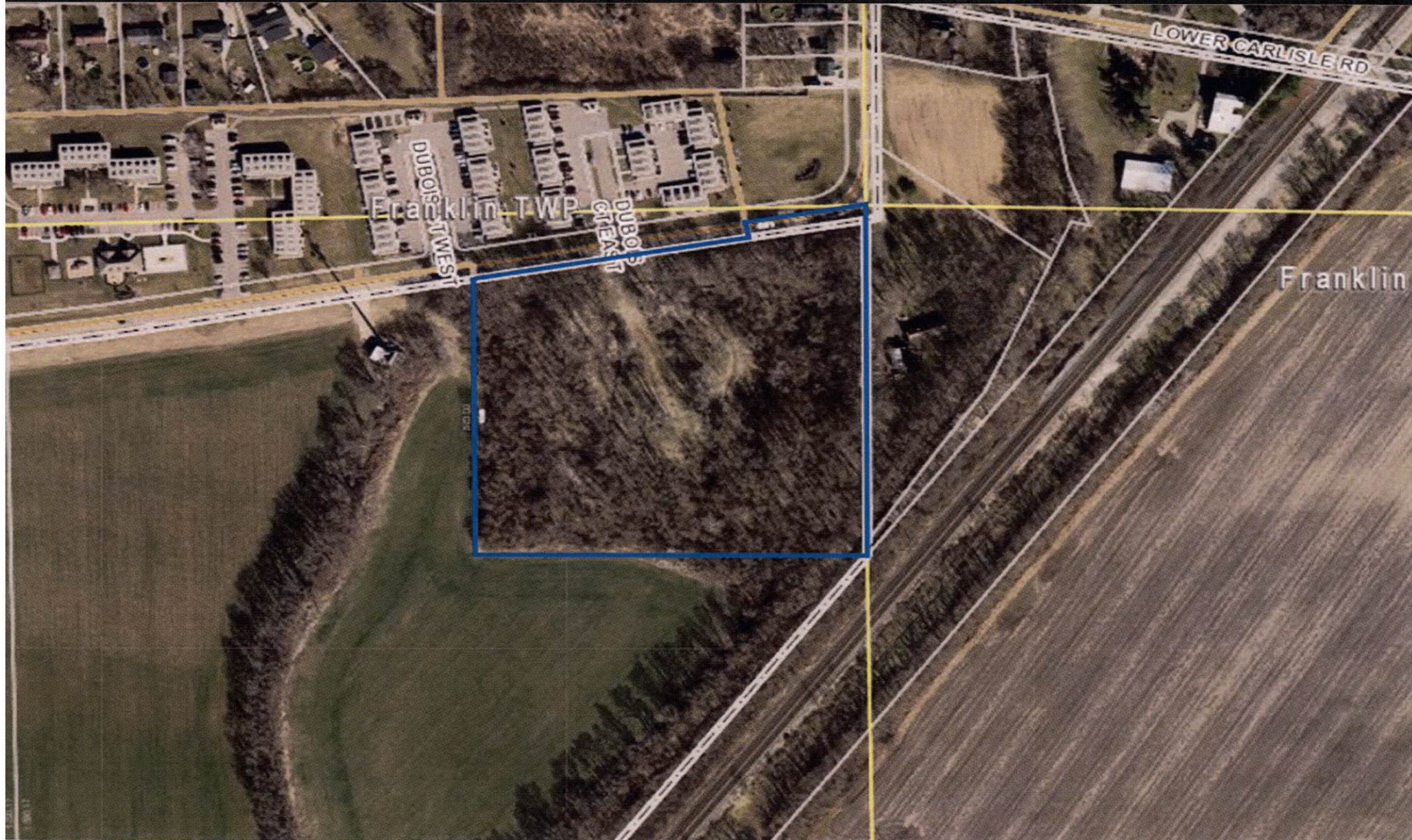
PP EXHIBIT #1		
CASE #	2024-02	
APPLICANT/OWNER/AGENT	Moore & Reynolds	
TOWNSHIP	Franklin	
PROPERTY LOCATION	ADDRESS	0 Dubois Rd.
	PIN	02-05-227-002
PROPERTY SIZE	9.1816 Acres	
Frontage	664.88 Feet	
CURRENT ZONING DISTRICT	I1 Light Industrial Manufacturing Zone	
FUTURE LAND USE MAP (FLUM) DESIGNATION	INDUSTRIAL	
EXISTING LAND USE	VACANT	
ZONING REQUESTED	“RU” Rural Residential (5-acre density)	
ISSUE FOR CONSIDERATION	To rezone the property from an “I1” Light Industrial Manufacturing Zone to “RU” Rural Residential to build their single-family home.	

Rezoning Process



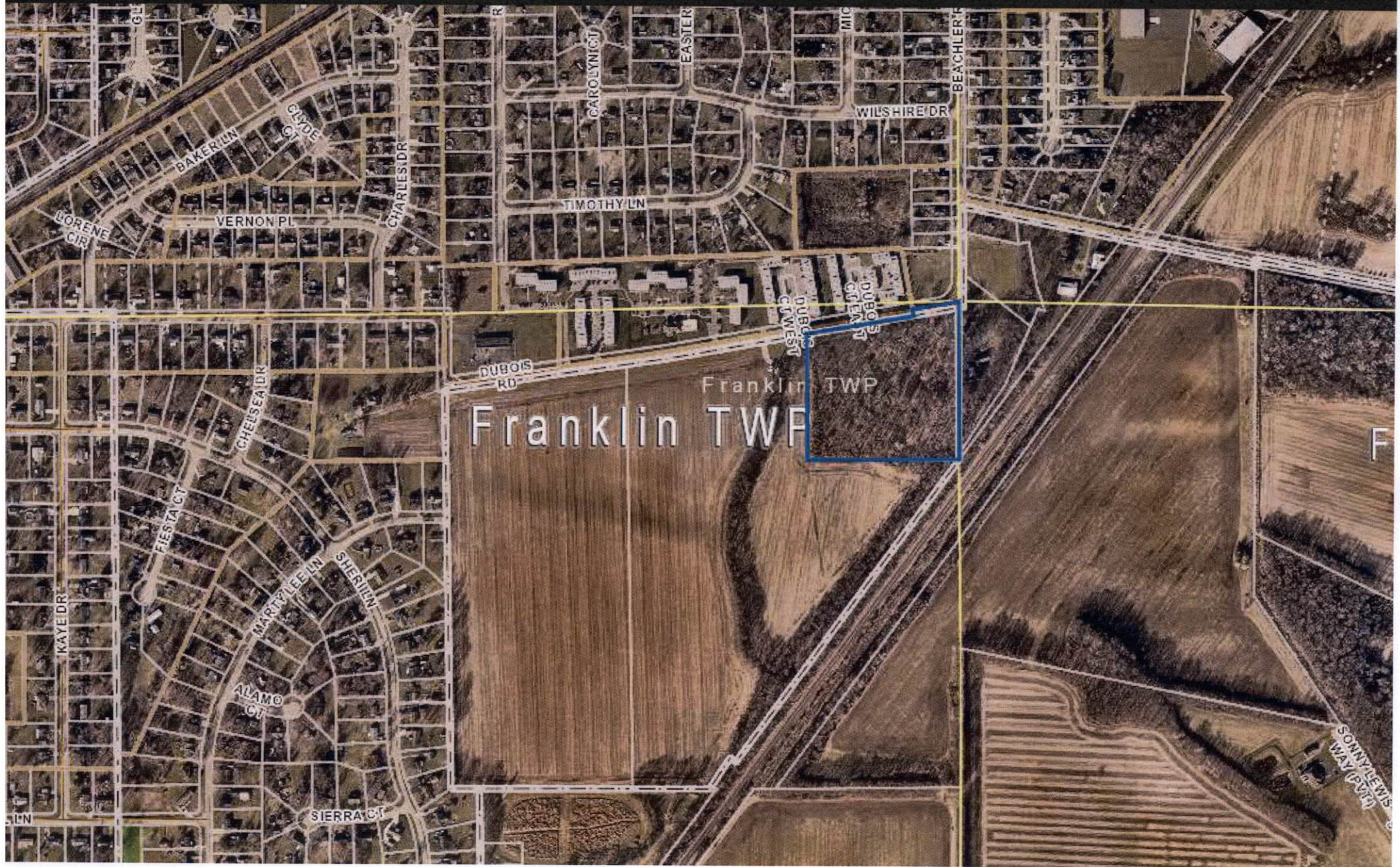
Provided Site Plan

2024-02



Aerial

2024-02



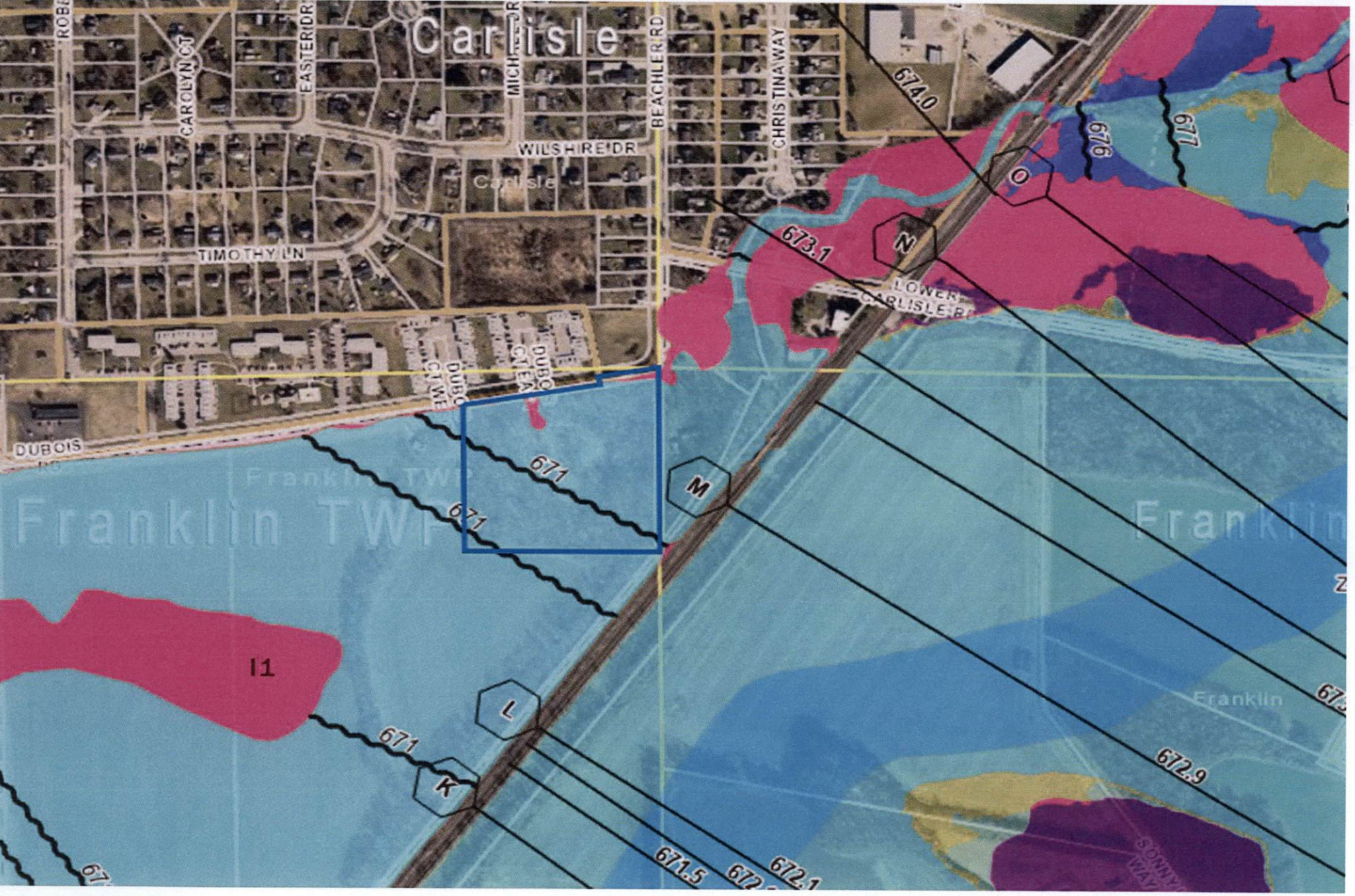
TOPO MAP

2024-02



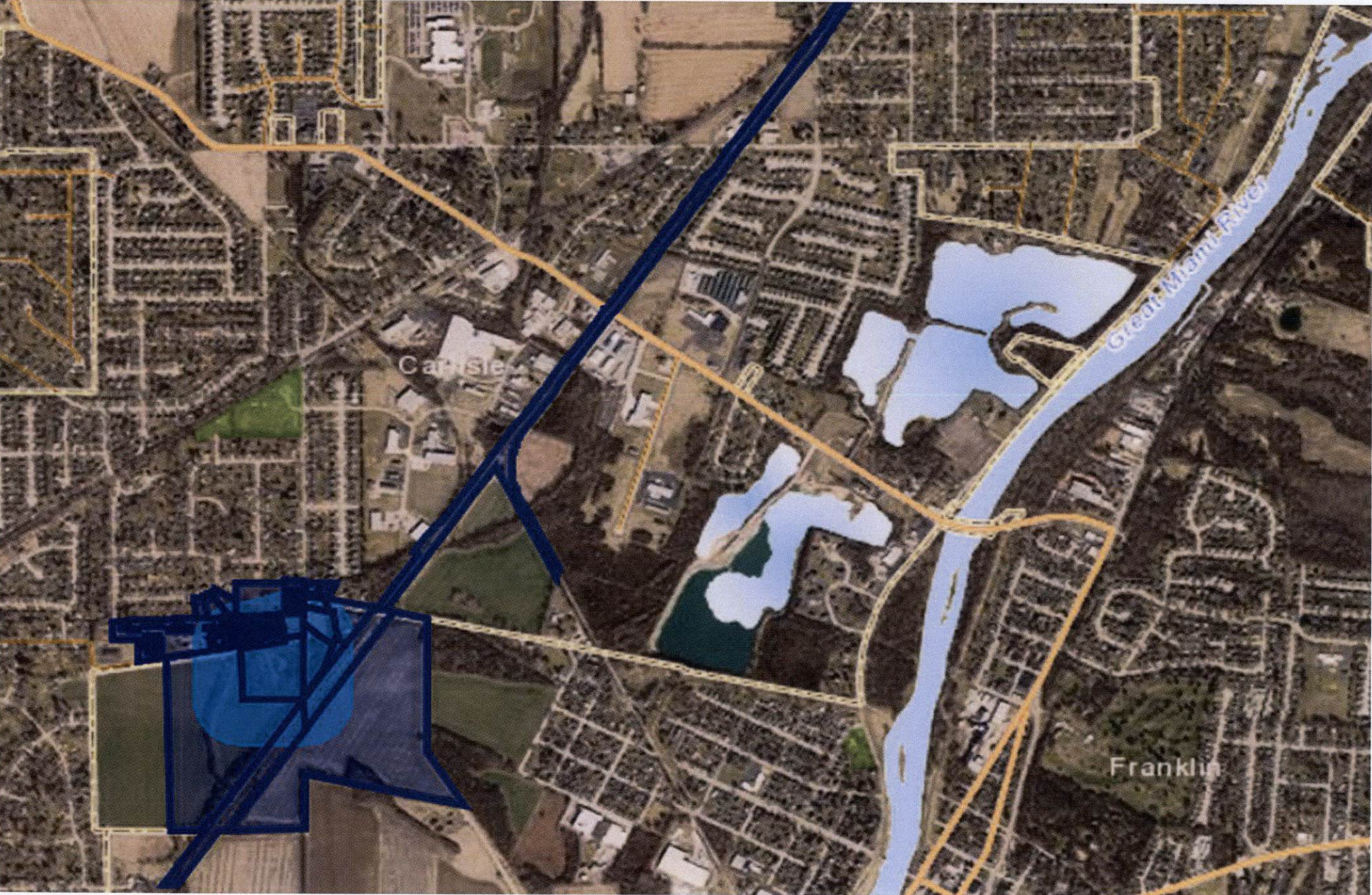
FLOOD MAP

2024-02



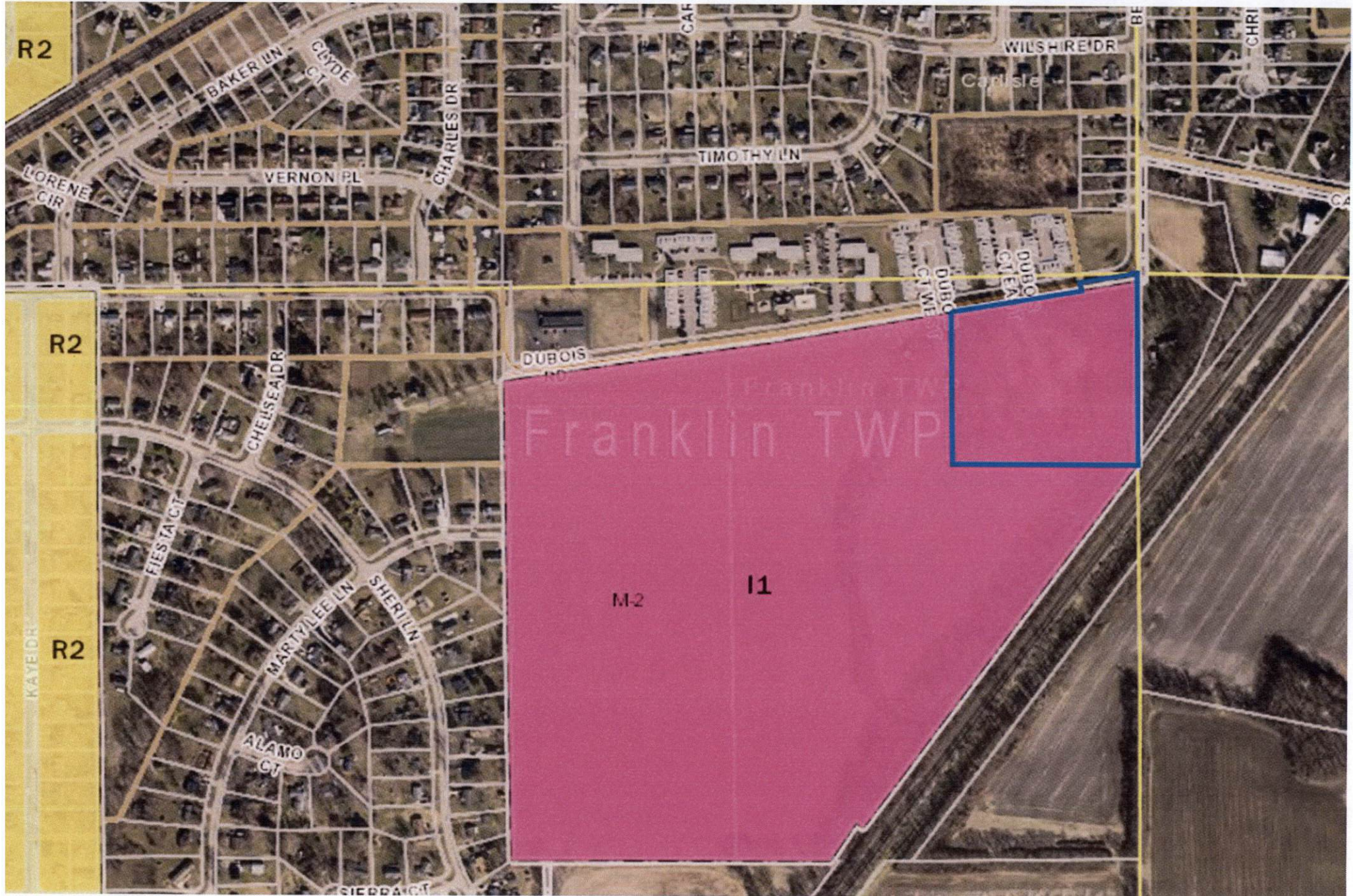
Notification Map

2024-02



Zoning

2024-02



FLUM



Legend

Future Land Uses

- Agricultural/Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public

Parks and Recreational-Open Space

- Parks and Recreational-Open Space
 - Single Family Residential
- ### Deerfield Township Character Areas
- Low Density Rural Neighborhoods
 - Med Density Rural Neighborhoods
 - Neighborhood MU
 - Neighborhoods
 - Office Park
 - Regional Highway Commercial

Town Center MU

Clearcreek Township Additional Uses

- Township Residential

Hamilton Township Additional Uses

- Rural Residential

Salem Township Additional Uses

- Mixed Use
- Mixed Use Light Ind/Office

Union Township Additional Uses

- Low Density Residential

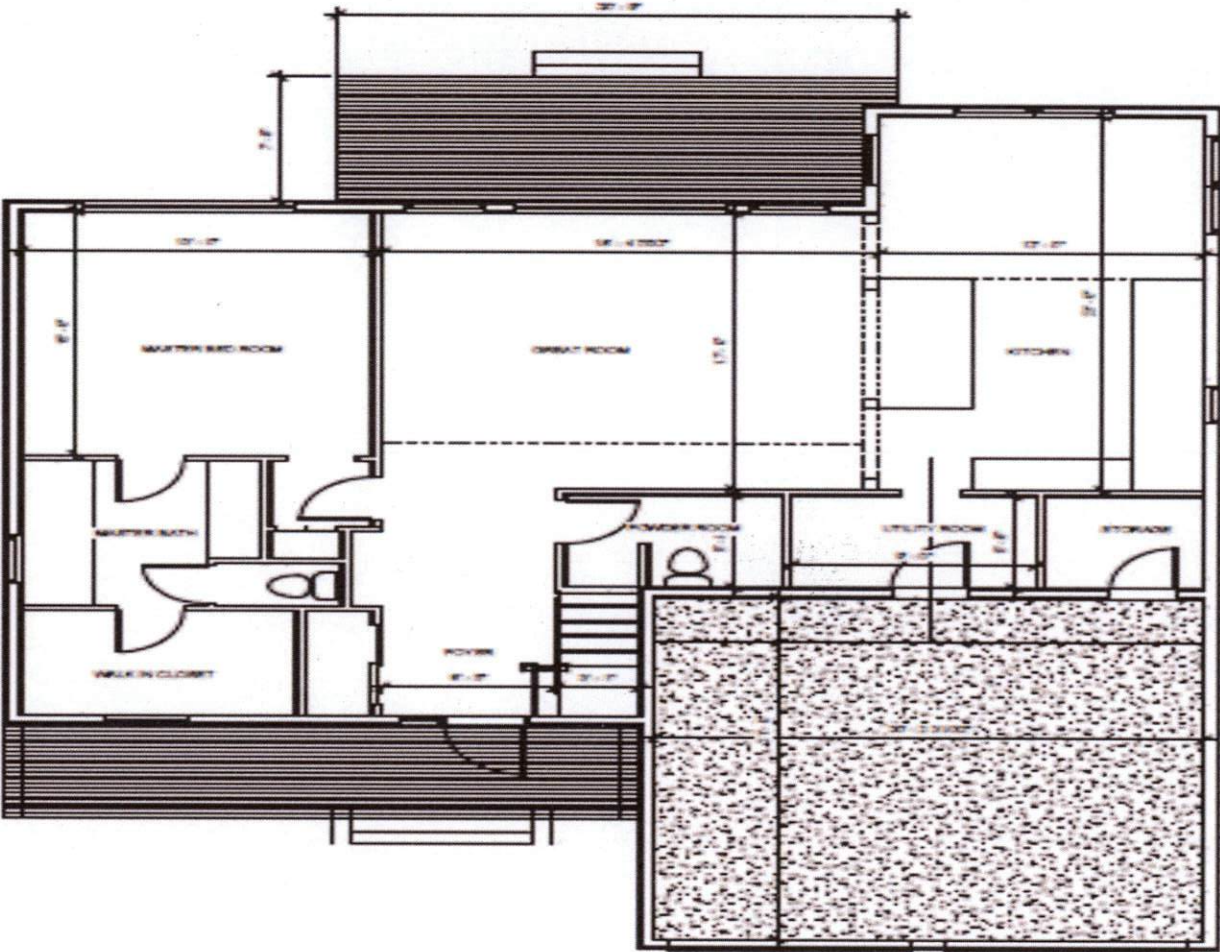
Wayne Township Additional Uses

- Mixed Use Commercial/Industrial
- Mixed Use Residential

HOUSE PLANS



HOUSE FLOOR PLANS

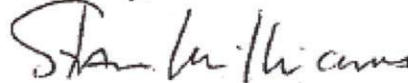


RPC Executive Committee Vote

At its meeting on April 25, 2024, the Warren County Regional Planning Commission Executive Committee voted to recommend approval of the rezoning request to the Warren County Rural Zoning Commission with a vote of 12 aye, 0 nay, 3 abstain. The RPC Executive Committee made a recommendation to approve the rezoning request, based on the following criteria from the Warren County Rural Zoning Code Section 1.304.5:

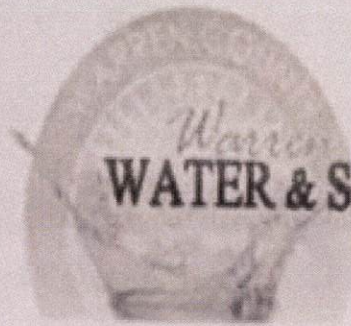
- D. Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?
- E. Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?
- H. Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?

Sincerely,



Stanley C. Williams, AICP
Executive Director

Warren County Water and Sewer



WARREN COUNTY WATER & SEWER DEPARTMENT

April 5, 2024

To Whom It May Concern:

Re: Parcel 02 05 227 002
Dubois Road

Sanitary sewer is available by Warren County Water and Sewer Department to service Parcel 02 05 227 002.

At such time, that the property owner wishes to connect to the sanitary sewer, a sewer connection fee will need to be paid to the Warren County Water and Sewer Department.

If you have any questions, please contact Chris Brausch, Sanitary Engineer, Warren County Water and Sewer Department at 513-695-1193.

A handwritten signature in black ink, appearing to read "Chris Brausch", is written over a horizontal line.

Warren County Rural Zoning Commission

Ms. Haddix made a motion to recommend approval as submitted to the BOCC, Warren County Commissioners, for the map amendment of case # 2024-02 Lauri Moore & Eddie Reynolds parcel # 02-05-227-002 from I1 (Light Industrial Manufacturing Zone) to RU (Rural Residential 5-acre density).

For clarification, Ms. Haddix stated she based her decision on item(s) "A, D, & H" of the Review Criteria Section 1.304.5.

Mr. Jenkins seconded the motion.

Ed Porginski	Yes
Ginger Haddix	Yes
Dan Jenkins	Yes
Ralph Campbell	Yes
Rex Jaeger	Yes

ANY
QUESTIONS?



1.304.5 Decision-Making Determination Considerations: The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

- (A) Is the proposed amendment consistent with the purposes and intent of this Zoning Code?
- (B) Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?
- (C) Is the proposed amendment justified because of changed or changing conditions of the surrounding area since the time the current zoning designation for the property was established, and has assumptions on, capital investments, road locations, population trends, land committed to development, density, use, or other elements changed to justify the amendment?
- (D) Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?
- (E) Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?
- (F) How long has the property remained vacant as zoned and is it zoned different from an adjacent properties?
- (G) Are there available sites elsewhere in the County that are already zoned for the proposed use?
- (H) Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?
- (I) Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or somehow result in conflict with any provision, restriction, or requirement of this code?









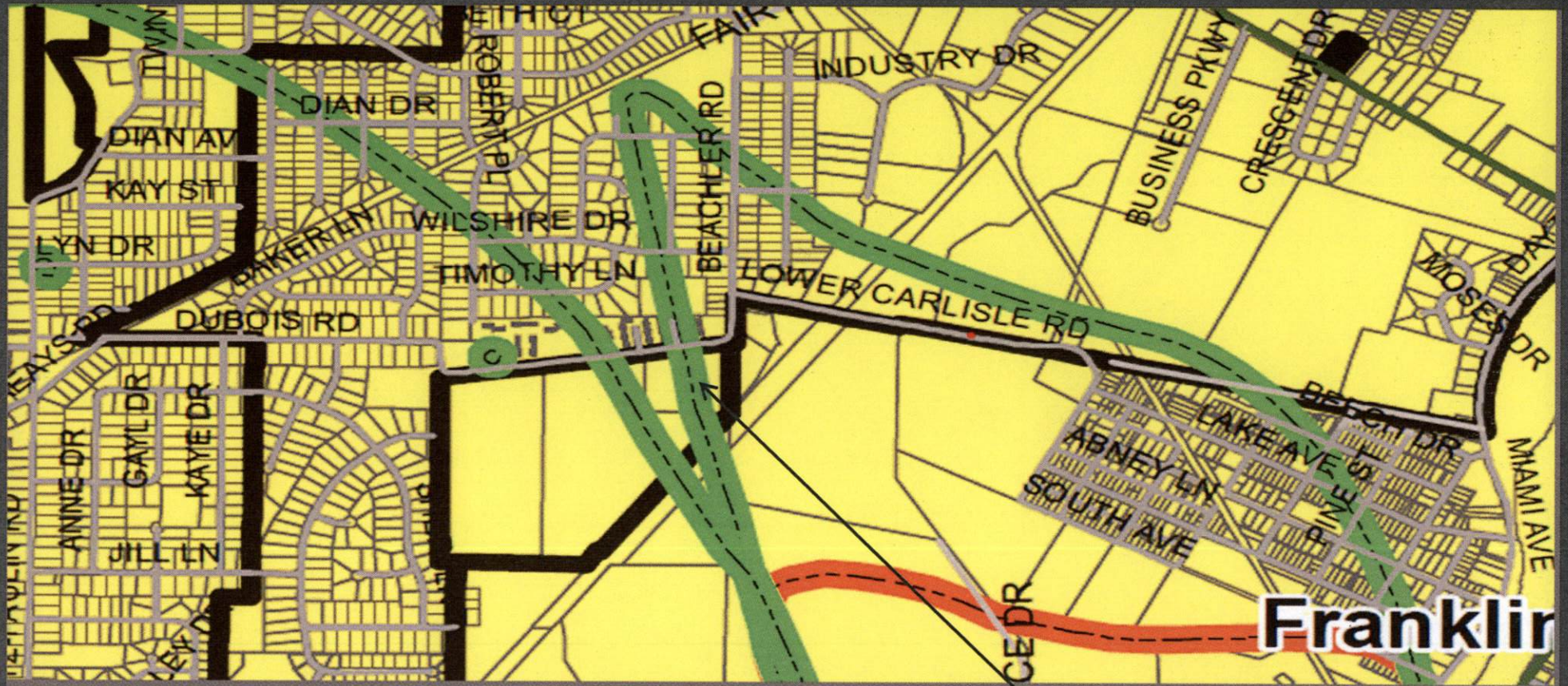










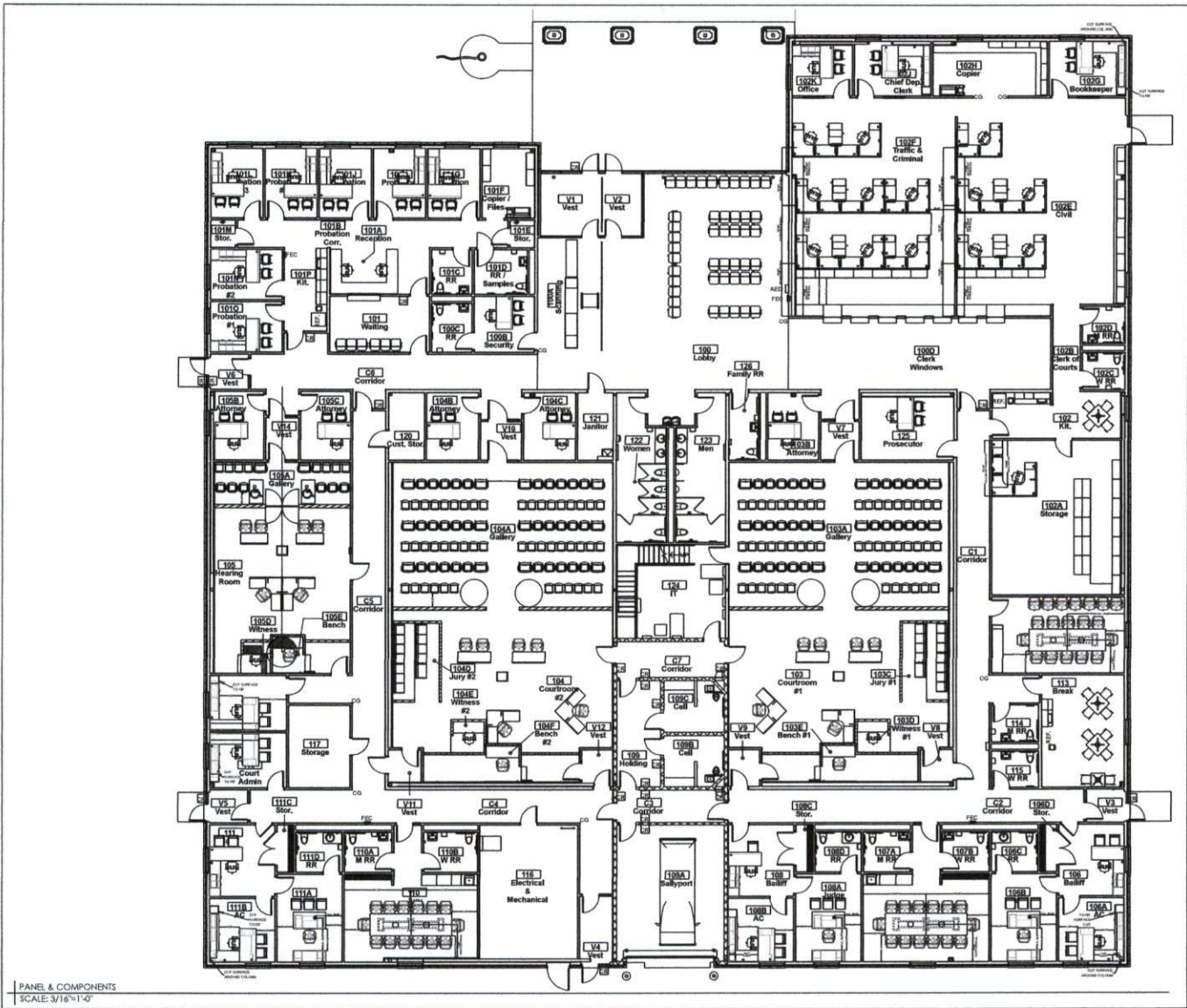


Franklin

- ◆ statlogis.DBO.SWPA_5_TOT
- ◆ statlogis.DBO.SWPA_1_TOT
- ◇ parcels
- ◆ warpp 7D

WARREN COUNTY GROUNDWATER PROTECTION

*odnr 3 or > gpm ground water
and well time of travel data
created by Warren County
Planning from the ODNR
1986 Ground Water Map



RJE
business interiors

623 BROADWAY ST
CINCINNATI, OH 45202
P: 513.641.3700

PROPOSAL 38377
CHECKED BY: N/A

DESK
Genna Wu
D: 513.466.1224

SALES
Mark M.
S: 513.466.1246

WARREN COUNTY COURTHOUSE
[Sold to, Address, Line #1]
[Sold to, Address, Line #2]
FURNITURE LAYOUT
PRELIMINARY BUDGETARY ESTIMATE LAYOUT

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Customer Signature: _____

Date: 6/24/2024

WARREN COUNTY COURT

